




February Newsletter

Dear Eastman Creek Residents,

Spring has arrived, and with it comes exciting updates, community improvements, and upcoming events! Here's what's happening in our neighborhood.

Upcoming Community Events

We're excited to announce some great opportunities to gather, connect, and give back to our community!

 **17** Next Board Meeting – March 20th at 5:00 PM

 **17** Easter Celebration – Tentatively set for April 5th (More details to come!)

 **17** Community Cleanup Day – Date to be announced soon (April is the goal)



Welcome New Volunteers!

A warm welcome to Niki Bruhn and Helen Sullivan, who have joined the Welcome Committee! Their dedication will help ensure that new residents feel at home in our community.



(Brochure made for the welcome committee by Niki Bruhn)

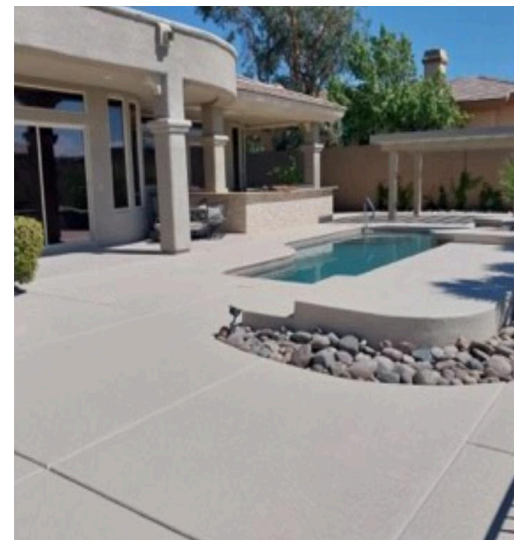
Community Maintenance & Improvements

Keeping our community safe, functional, and beautiful is a top priority. Here's what's in the works:

Pool Resurfacing & Repairs

- Board-Approved Resurfacing – The board has voted to move forward with resurfacing the pool deck! Instead of simply repairing cracks, this resurfacing will:

- ✓ Repair existing cracks
- ✓ Level low spots to prevent water pooling
- ✓ Apply a textured, heat-resistant finish for safety and aesthetics.




(example of what surface area will look

like)

- Safety & Compliance Updates – Repairs will also include handrail fixes, concrete patches, and required maintenance to ensure the pool passes inspection.

Ditch Care contract

- We have finalized a contract with Russell's Lawn Care to improve drainage by controlling excessive vegetation growth and maintaining proper water flow.

 Maintenance will be performed by hand to minimize heavy equipment use, protecting our ditches while removing debris throughout the winter months.

However, the cattails located between Anglers and Nor Easter, identified by Arendall Engineering as a high concern, will be addressed at the optimal time of year (before April) to ensure effective management.

Landscaping Contract

We have signed a multi-year contract with Heritage Designs to provide:

- ✓ Consistent landscaping maintenance
- ✓ Healthier, more vibrant greenery
- ✓ Financial benefits by locking in rates






We have reinstated several items in our landscaping contract to restore the vibrant, flourishing look of our community with some much needed maintenance. These enhancements include a comprehensive pruning schedule tailored to the specific needs of our plants, as well as hard edging around the clubhouse grounds and the Turtles Grove extension. Additionally, we have made a few other key adjustments to improve the overall health and appearance of our landscaping. As an added benefit, the pond behind the clubhouse will now be mowed as part of our contract, helping to reduce the presence of snakes in the area.

Clubhouse & Common Areas

- Power Washing – Quality Clean will be refreshing the clubhouse exterior in early April.
- Delinquency Notices – Notices were sent for accounts 30+ days past due. We appreciate those who responded promptly and resolved their payments.

Legal & Policy Updates

The board consulted with our community attorney to clarify a few key items:

-  School Buses & Private Roads – The board has signed the permission slip allowing school buses to use our roads. We were advised that we cannot restrict public vehicles from access.
 -  Clubhouse Rentals – The clubhouse is designated for residents and their guests and cannot be rented solely to non-residents.
 -  Pool Passes for Friends – While legally allowed, this has not yet been discussed by the board.
 -  Pool Concessions – We are permitted to sell concessions at the pool as long as we follow state laws.
 -  Community Meetings – After consulting with our attorney, we confirmed that our only required meeting is the Annual Meeting in December. Any additional meetings must be considered Special Meetings and treated as such.
- ♦ We currently hold monthly board meetings and send out newsletters to keep everyone informed.
 - ♦ These meetings are open to the community, though certain portions may be closed when necessary to protect individual privacy. We encourage all residents to attend and stay informed!
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Community Committee Updates

Dock Committee

Ben has been working hard on the Ship-Mast dock project and has put together well-researched details. A final community presentation is expected soon—stay tuned!

Ditch & Road Committee

- Arendall Engineering presented draft findings, which were better than expected but still need further information before we can take action.

- Zones 1, 2, and 3 have the most severe drainage issues, making them the top priority for this project. Surveys are currently focused on these zones, and three additional houses have been added to Zone 1 due to the flow pattern of their ditch. This will be a multi-year effort, with work beginning in one zone while surveys continue in another. Improving the community's drainage remains the primary focus before addressing road replacements.

- Our current plan of action is to schedule ditch maintenance seasonally to optimize drainage and prevent excessive vegetation growth. Additionally, we are focused on setting the community up for long-term success by maintaining landscaping, managing all vegetation throughout the neighborhood, and continuing to preserve and upkeep our roads to the best of our abilities.

- Once we receive a more detailed and definitive plan, we will be able to reach out to qualified contractors for quotes to determine what moving forward with the ditch project will look like for the community. We will keep you updated every step of the way as we gather information and explore the best options for long-term improvements.

Stay Connected & Get Involved!

Community involvement is what keeps our neighborhood strong! If you want to stay informed and engaged, consider:

☒ Attending board meetings (Next one: March 20th at 5:00 PM)

☒ Volunteering for a committee

☒ Joining us at community events

As always, if you have any questions or concerns, feel free to reach out.

Thank you for being a valued part of our community!

Crystal Thomas

Eastman Creek Landing HOA Board